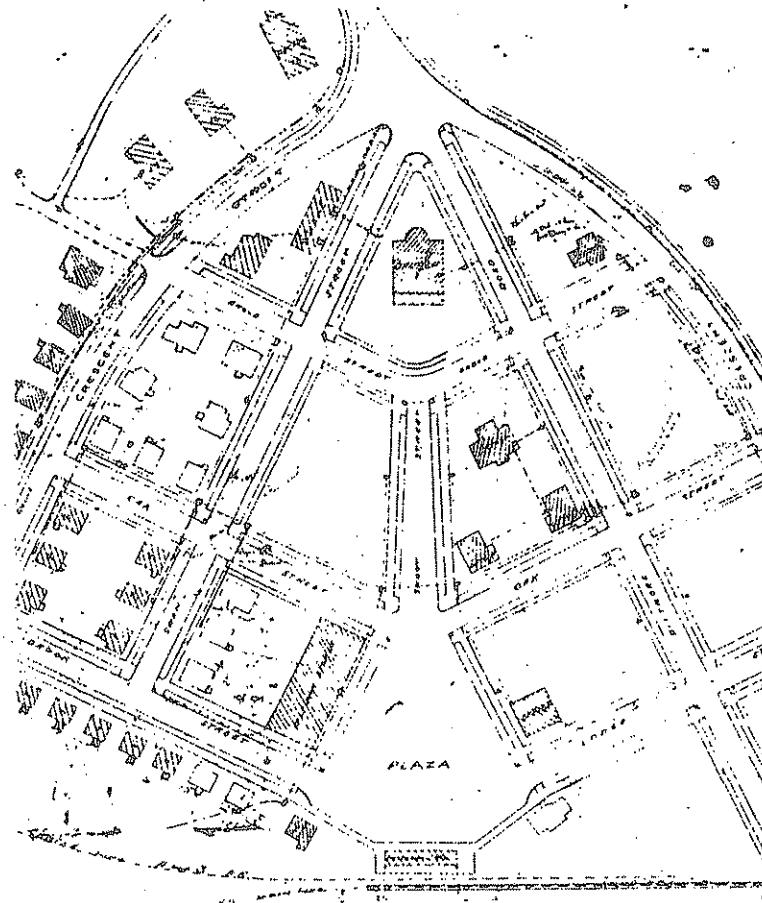

CHAPTER 9: UTILITIES

EXISTING CONDITIONS
GOALS AND SOLUTIONS

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Original underground electric plan, 1901

EXISTING CONDITIONS:

From its inception the design for the Biltmore Village contained public utility and subsurface improvements. Turn-of-the-century engineering and plat maps show electric utilities and storm and sanitary sewers were in place at the time of street improvements. The electrical utility plan dated 1901 delineates main distribution lines fed through conduits under the streets and sidewalks. Feeder lines were led into the middle of the blocks and drops fed back to individual cottages. Public lighting for streets was fed through underground conduits.

Since the 1920's, public and private utility installations have taken place on an as-needed basis with little concern or sensitivity for the original 1917 plan. Aerial installation of power, telephone, and coaxial cables have been placed on wooden poles.

Replacement of street lights have severely impacted the integrity of the original plan. Pole locations have been altered and cobra-head luminaires have been



Insensitive treatment of historic improvements could create further rehabilitation costs (Photo taken December 26, 1990)

again mounted again on wooden poles. As a result, the Village is inundated with overhead utilities causing visual confusion which detracts from the architecture and pedestrian orientation.

At present, underground utilities including storm sewer run-off system and sanitary sewer lines have been patched and replaced as needed. Mistreatment of curb and gutters and original storm sewer grates has caused the loss of the original fabric. Damage from intermittent floods and heavy traffic has also caused additional damage. In conjunction with a City-wide survey, Metropolitan Sewer District (MSD) plans target scheduling to provide an engineering study of the sewer infrastructure in 1991/1992. As engineering studies are completed, public and private utilities should be encouraged to develop an overall programmatic approach to upgrading and replacing public utilities.

GOALS AND SOLUTIONS:

GOAL 1

Reduce visual impact of overhead utilities.

SOLUTIONS:

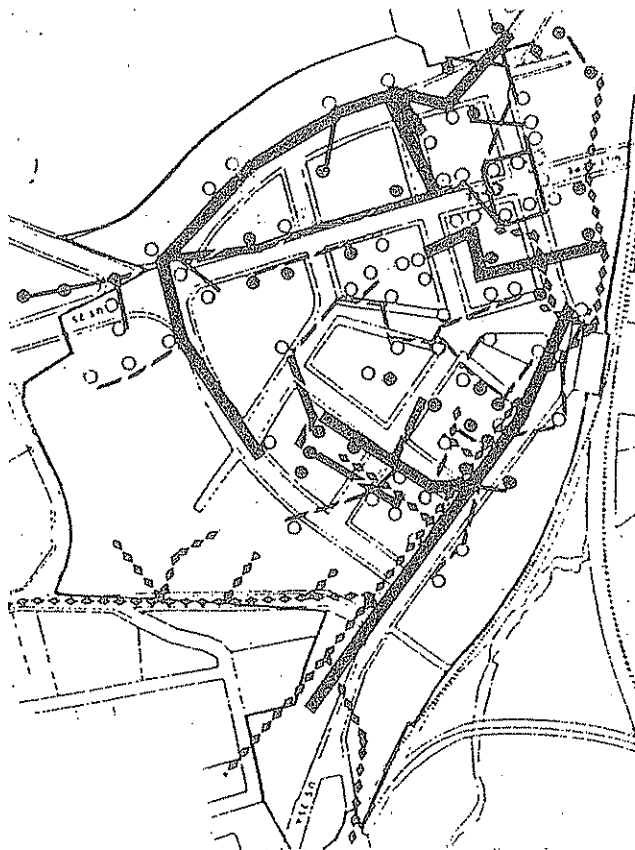
- Provide for a cohesive, unified street lighting program based on the original plan of the Village utilizing historic lighting fixtures.
- In conjunction with street and infrastructure improvement projects, relocate overhead utilities.
- Install underground conduit to feed public street lights.
- Require in-ground installation of all future utility drops to buildings.
- Work with public utilities to provide in-ground installation of distribution lines. Where this is not feasible, consolidate aerial cables.

GOAL 2

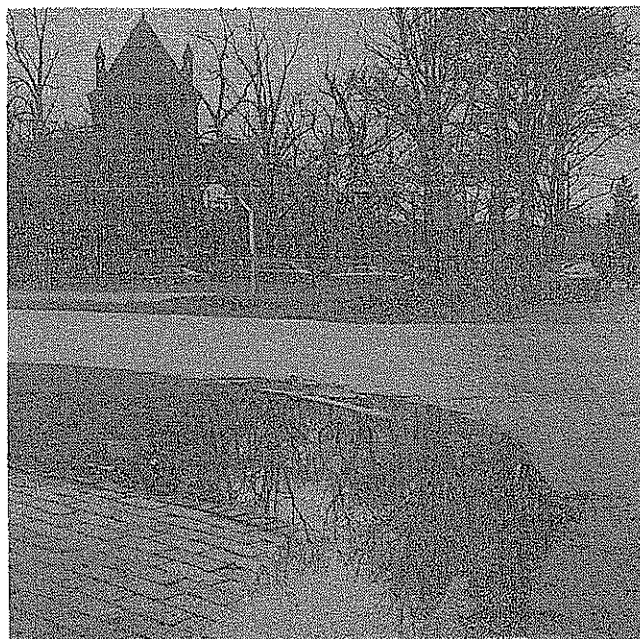
Improve and maintain the historic character of public improvements.

SOLUTION:

- In conjunction with street and infrastructure improvement projects, repair original storm water and sewer grates. Replace inappropriate grates with grates of historic design.



Overhead utility line location.



Storm drainage for streets in Biltmore Village is a serious problem.